

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Cork County

Planning Register Reference Number: 15/04891

An Bord Pleanála Reference Number: PL 88.245757

APPEAL by Macroom Castle Demesne Trustees care of Lynch and Associates of The Corner House, South Square, Macroom, County Cork against the decision made on the 20th day of October, 2015 by Cork County Council to grant subject to conditions a permission to Bishop McEgan College care of Bertie Pope and Associates of 2 Hodders Villas, West Village, Ballincollig, County Cork in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Single storey standalone extension to the east of the existing school building consisting of one number ASD classroom, universal access toilet/shower room, quiet room, staff w.c., circulation area and all associated site works at Bishop McEgan College, Macroom, County Cork.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the established use of the site as a school within an area zoned for community facilities in the current Macroom Town Development Plan and to the design and scale of the proposed structure, it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely affect the setting of protected structures in the vicinity or the setting of the access to Macroom Demesne, would not endanger public safety by reason of traffic hazard or obstruction of road users and would not tend to create serious traffic congestion. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 25th day of September, 2015, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:-
- (a) The proposed building shall be constructed in accordance with the drawings originally submitted to the planning authority with the application, on the 6th day of May 2015, including the provision of a pitched roof over the classroom and associated w.c. The roof shall be finished in blue-black slates, with ridge tiles of the same colour.
 - (b) The proposed disabled car parking space indicated on the submitted drawings to the east of the proposed building shall be omitted, and the existing grove of trees at this location shall be retained, and shall be protected against damage during construction works.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity, to minimise the impact of the proposed development on the historic character of the area, and to ensure the retention and protection of the existing trees, which are considered to be of significant local social importance.

3. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

4. All service cables associated with the proposed development (such as electrical, telephone and lighting cables) shall be run underground within the site.

Reason: In the interest of protecting the visual amenities of the area.

5. Details of car parking provision, to replace the spaces to be removed to facilitate the proposed development, and the space omitted under condition number 2(b) of this permission, shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of ensuring a proper standard of development and traffic safety.

6. The developer shall engage the services of a suitably qualified archaeologist to monitor under licence from the Department of Arts Heritage and the Gaeltacht (DAHG) all ground works associated with the development. The appointed archaeologist shall liaise with the planning authority four weeks in advance of the commencement of the works. In the event that archaeological material is found during the course of monitoring, the archaeologist shall have work on the site immediately stopped and shall notify the planning authority and the National Monuments Service (DAHG). No further surface clearance shall take place, pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by the planning authority in regard to any necessary mitigating action (for example, preservation in situ, or excavation). The developer shall facilitate the archaeologist in recording any material found. The planning authority and National Monuments Service (DAHG) shall be furnished with a written report describing the results of the monitoring.

Reason: In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.